

Planning Submission Statement:

in respect of:

R/O 42a Birkbeck Road, London N12 8DZ

1.0 The Application:

The scheme proposes the extension of the existing building that faces onto Hutton Grove together with a range of alterations to fenestration to the remaining existing building.

2.0 The Site:

The part of the site being extended faces onto Hutton Grove and is currently occupied by a two storey building as below:



Existing frontage to Hutton Grove

There is a small yard in front of the building accessed via a pedestrian gate. The building is also linked internally to the main building behind.

The proposed scheme:

It is proposed to widen the building to the right hand side so that it is the same width as the rest of the building, the roof is then extended over.

There is currently an external staircase that comes down from the existing first floor within the recess and this will be removed.



Existing frontage showing relationship between the two buildings.

As shown on the submitted street scene drawings, the resultant building will remain subordinate to No 56 Hutton Grove and the rear of 52 Birkbeck Road.

The extension will utilise a current dead space and allow the removal of the unsightly external staircase. The side facing windows (visible within the above photograph) that currently look into the neighbouring gardens will be removed and will not be incorporated into the new wall therefore offering a privacy improvement.

Matching materials will be used to unite the extensions with the main building and accessed will also be retained as existing.

The fenestration alterations are limited to those facing onto the internal courtyard to enhance the internal space.